



**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION MINUTES**  
**September 13, 2016**

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, September 13, 2016. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Matt Houser, Chairman, Post D  
Alan Kaplan, Post A  
Mark Middleton, Post B  
Mark Willis, Post C  
Italia Metts, Post E - Absent

Staff: Diana Wheeler, Community Development Director  
Kym Chereck, City Clerk

**MINUTES:**

**MOTION TO APPROVE THE AMENDED MINUTES FROM THE JULY 12, 2016 PLANNING COMMISSION MEETING.**

**By: Mark Willis**

**Seconded by: Alan Kaplan**

**Vote: Passed 4-0 (Willis, Kaplan, Houser, Middleton)**

**OLD BUSINESS:** (None)

**NEW BUSINESS:**

- 1. RZ2016-004 Medlock Bridge Townhomes.** Request to rezone property from R-100, Single Family Residence and C-2, Commercial, to R-TH and approve associated variances in order to develop a 34-lot townhouse subdivision on 4.36 acres located at 3534 and 3544 Medlock Bridge Road in Land Lot 286, 6<sup>th</sup> District, Gwinnett County, Georgia.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is requesting to rezone two parcels that total 4.36 acres for the development of a 34-lot townhome development at a density of 7.8 units/acre. While both properties were previously developed as single-family residential lots, 3544 Medlock Bridge Road is currently used by CC Waters Wrecker Services. Photographs depicting the site were presented to the Commission.

After review of the application, staff recommended that the rezoning be approved subject to the following conditions:

1. The site shall be limited to 34 single-family townhomes with a minimum heated floor area of 2,100 square feet and a minimum unit width of 24-feet.
2. The property shall be developed in general conformance with the site plan prepared by Patterson Engineering Company dated June 28, 2016, and submitted with this application with revisions to meet these conditions and the requirements of all city codes and ordinances except as noted herein.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 25-feet on the easternmost portion of the south (side) property line, and to 20-feet on the westernmost portion of the south (side) property line.
4. Building elevations shall be submitted to the Community Development Director for review and approval.
5. The green space in the center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided such as a shade structure with seating or a fire pit. An amenity area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.
6. Development shall include no more than one (1) full-access driveway on Medlock Bridge Road.
7. Sidewalks shall be provided adjacent to both side of interior streets.
8. A 50-foot wide landscaped strip shall be provided along the Medlock Bridge Road frontage.
9. Interior street names shall relate to Peachtree Corners history or culture and shall be approved by Staff.
10. Interior streets shall be private and maintained by the Homeowners Association.
11. The existing trees in the buffers shall be preserved by the developer and enhanced with additional trees where buffers are sparse (northern property line adjacent to Lockmed Dr.) (Future homeowners may modify the landscaping in the buffer within their own property.)
12. The existing specimen pine tree along Medlock Bridge Rd. shall be preserved and incorporated into the plan.
13. Every effort shall be made to preserve existing specimen trees whose locations coincide with the planned green space.

Mr. Charles Patterson of Patterson Engineering and Mr. Robert Miller with the Miller Group represented the applicant, the Miller Group. Mr. Patterson stated that the applicant had no issues with Staff's conditions.

Chairman Houser opened the floor for public comment. There was no public comment.

**MOTION TO APPROVE RZ2016-004 WITH ALL OF STAFF'S CONDITIONS.**

**By: Mark Middleton**

**Seconded: Mark Willis**

**Vote: (4-0) (Middleton, Willis, Houser, Kaplan)**

**2. PH2016-007 Vending and Lockers.** Consideration of amendment to the zoning code to regulate outdoor vending and storage lockers.

Diana Wheeler, Community Development Director, informed the Commission that Amazon would like to install a new product called 'Amazon Locker' at various locations throughout the city. A drawing depicting the locker was presented to the Commission. The locker is orange in color and measures 7.3 feet in height, 9 feet in length, and 1.9 feet in depth. The 'locker' functions similar to a group of small post office boxes by allowing people to pick-up or return their Amazon purchases to a locked unit at the customer's convenience.

After discussion concerning the 'lockers' it was determined that that Mrs. Wheeler would come before the Commission again at a later date with additional information concerning signage, the number of units permitted, and location of the 'lockers' in terms of distance from the building.

**CITY BUSINESS ITEMS:**

**1. Transportation Study Update**

Greg Ramsey, Public Works Director, presented an update to the transportation study. Mr. Ramsey stated that currently there were approximately 850 residents who have responded to the survey for the Transportation Study. Mr. Ramsey also stated that he feels confident that the Transportation Study will go before the City Council by January 2017. For additional information concerning the study please contact Mr. Ramsey at GRamsey@peachtreecornersga.gov.

**2. Comprehensive Plan Work Program Review**

Diana Wheeler, Community Development Director, informed the Commission that the Comprehensive Plan lists 72 different projects. Currently there are 21 projects completed and 17 projects in the process of being completed, making

just over 50% of the projects having action or completion within 3 years of the 20 year plan. (A list of the projects was presented to the Commission.) Mrs. Wheeler stated that the remaining projects will be revisited to make sure that they are still relevant to what the Mayor, Council and Community wants and or need.

**COMMENTS BY STAFF AND PLANNING COMMISSION:**

Diana Wheeler, Community Development Director, informed the Commission that there would be no meeting for the month of October.

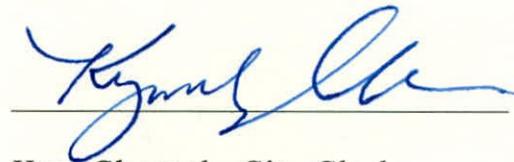
The Planning Commission meeting concluded at 8:37 PM.

Approved,



Matt Houser, Chairman

Attest:



Kym Chereck, City Clerk



